044.0	0001	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,040,100	/	1,040,100
USE VALUE:	1,040,100	/	1,040,100
ASSESSED:	1,040,100	/	1,040,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
181		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALEO RICHARD P
Owner 2:	ALEO PATRICIA E
Owner 3:	
Street 1:	181 FRANKLIN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALEO PATRICIA E -
Owner 2:	-
Street 1:	181 FRANKLIN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .248 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1830, having primarily Wood Shingle Exterior and 3017 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10807.000	439,600	5,100	595,400	1,040,100
Total Card	0.248	439,600	5,100	595,400	1,040,100
Total Parcel	0.248	439,600	5,100	595,400	1,040,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.75 /Parcel: 344.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 31094
GIS Ref:
GIS Ref:
Insp Date: 11/10/18

!3745!

PREVIOUS ASSESSMENT

Parcel ID: 044.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	439,600	5100	10,807.	595,400	1,040,100		Year end	12/23/2021
2021	101	FV	426,500	5100	10,807.	595,400	1,027,000		Year End Roll	12/10/2020
2020	101	FV	426,500	5100	10,807.	595,400	1,027,000	1,027,000	Year End Roll	12/18/2019
2019	101	FV	327,100	5100	10,807.	632,600	964,800	964,800	Year End Roll	1/3/2019
2018	101	FV	327,100	5100	10,807.	461,400	793,600	793,600	Year End Roll	12/20/2017
2017	101	FV	327,100	5100	10,807.	401,900	734,100	734,100	Year End Roll	1/3/2017
2016	101	FV	327,100	5100	10,807.	342,300	674,500	674,500	Year End	1/4/2016
2015	101	FV	308,700	5100	10,807.	334,900	648,700	648,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:32:04

LAST REV

Date	Time
11/17/21	11:07:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3745

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALEO PATRICIA E	69121-101		4/10/2017	Convenience	1	No	No		
ALEO RICHARD P-	46593-393		12/2/2005	Convenience	99	No	No		
	24094-321		12/28/1993		99	No	No		A

USER DEFINED

Prior Id # 1:	31094
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2018	558	Insulate	6,507	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	372	PATRIOT
3/3/2000	Measured	263	PATRIOT
8/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10807		Sq. Ft.	Site		0	80.	0.69	1									595,371						595,400	

Total AC/HA:	0.24809	Total SF/SM:	10807	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	595,371	Spl Credit		Total:	595,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1830	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.99802780
Const Adj.:	0.99989998
Adj $ / SQ:	134.720
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	597329
Depreciation:	157695
Depreciated Total:	439634

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	6	
Totals			
1	13	6	

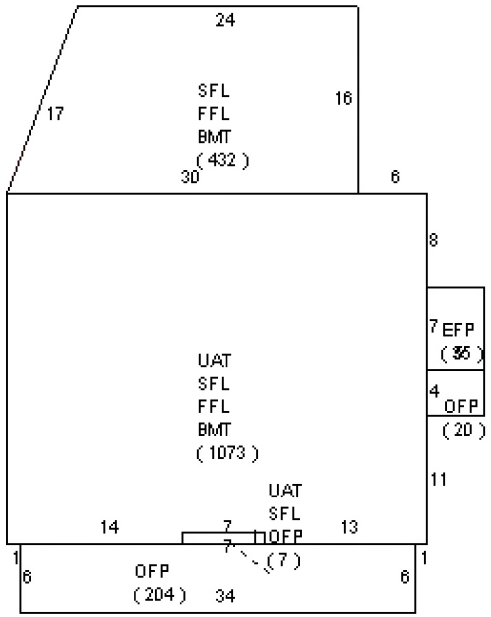
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.72
Special Features:	0	Val/Su Net:	86.91
Final Total:	439600	Val/Su SzAd	145.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,512	134.720	203,697
BMT	Basement	1,505	40.420	60,826
FFL	First Floor	1,505	134.720	202,754
UAT	Upper Attic	270	53.890	14,550
OFP	Open Porch	231	23.640	5,461
EFP	Enclos Porch	35	72.590	2,541

	Net Sketched Area:	5,058		Total:	489,829
Size Ad	3017	Gross Area	5868	FinArea	3017

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 044.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc